



STATE OF TEXAS

(100-foot wide Temporary Construction Easement)
Remainder of W.C. Alff called 25.00 acre Tract Two

COUNTY OF TRAVIS

Parcel 4660.01

C.I.P. No. 4769.018

EXHIBIT “ B ”

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 0.603-ACRE (26,264 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOSIAH WILLBARGER SURVEY NO. 42, ABSTRACT NO. 794, IN TRAVIS COUNTY, TEXAS, BEING OUT OF A REMAINDER OF A CALLED 25.00-ACRE TRACT OF LAND, DESCRIBED AS TRACT TWO, HAVING BEEN CONVEYED TO W.C. ALFF AND WIFE, EUNICE O. ALFF BY A SPECIAL WARRANTY DEED, EXECUTED JANUARY 9, 1976 AND RECORDED IN VOLUME 5389, PAGE 1806 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.603-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 5/8-inch iron pipe found on the northeast line of a called 23.408-acre tract of land as conveyed to Windsor Park, L.P. by a Warranty Deed with Vendor's Lien as recorded in Document No. 2007137671 of the Official Public Records of Travis County, Texas, said 5/8" iron pipe found being at the common corner of said W.C. Alff remainder of 25.00-acre Tract Two and a called 191.14-acre tract of land, described as Tract One, as conveyed to Roy A. Butler as recorded in Volume 4534, Page 165 of the Deed Records of Travis County, Texas, later conveyed to the Butler Family Partnership, Ltd. by a Special Warranty Deed as recorded in Volume 12271, Page 872 of the Real Property Records of Travis County, Texas, from which a 5/8" iron rod with cap stamped "Carter & Burgess" found at the east corner of said Windsor Park 23.408-acre tract bears S62°20'50"E a distance of 462.12 feet; Thence with the southwest line of said W.C. Alff remainder of 25.00-acre Tract Two, N62°24'14"W, pass a 1/2" iron pipe found at 38.58 feet at an offset distance of 0.80 foot right at the common corner of said Windsor Park, L.P. 23.408-acre tract of land and a called 15.00-acre tract of land, described as remainder of Tract Two, conveyed to Roy A. Butler as recorded in Volume 4534, Page 165 of the Deed Records of Travis County, Texas, later conveyed to the Butler Family Partnership, Ltd. as recorded in Volume 12271, Page 872 of the Deed Records of Travis County, Texas, and continuing with the southwest line of said W.C. Alff remainder of 25.00-acre Tract Two, for a total distance of 282.70 feet to a calculated point on the east right-of-way line of State Highway 130, from which a 5/8" iron rod found on the west right-of-way line of said State Highway 130 at Texas Department of



Transportation (T.X.D.O.T.) station 1383+78.50, 311.55 feet right (according to Sheet 256 of the R.O.W. Plans for S.H. 130 dated 2/14/07), bears N62°24'14"W a distance of 566.56 feet; **Thence**, with said east right-of-way of said State Highway 130, N27°56'37"E a distance of 176.25 feet to a calculated point for the west corner of this easement and **POINT OF BEGINNING** of this easement, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet, Combined Scale Factor 0.9999216) values of N= 10,104,480.90, E= 3,162,393.70;

THENCE, continuing with the east right-of-way line of said State Highway 130, **N27°56'37"E** a distance of **101.06** feet to a calculated point at the west corner of proposed 50-foot wide City of Austin Permanent Wastewater Easement, for the north corner of this easement, from which a ½" iron rod found with a plastic cap stamped "Chap" found at T.X.D.O.T. station 1362+11.64, 231.00 feet right (per sheet 255 of the R.O.W. plans for SH130 dated 2/14/07) bears N27°56'37" a distance of 95.33 feet, N 27°47'32"E a distance of 369.09 feet, and N26°18'30"E a distance of 1421.59 feet for the north corner of this easement;

THENCE, leaving the east right-of-way line of said State Highway 130, crossing said W.C. Alff remainder of 25.00-acre Tract Two and with the southwest line of said proposed 50-foot wide City of Austin Permanent Wastewater Easement, the following two (2) courses:

- 1) **S53°44'54"E**, a distance of **244.28** feet to a calculated point at an angle point of this easement;
- 2) **S37°37'02"E**, a distance of **7.92** feet to a calculated point on the west line of said Roy Butler 191.14-acre tract for the east corner of this easement;

THENCE, along the common line of said W.C. Alff remainder of 25.00-acre Tract Two and said Roy Butler 191.14-acre tract, **S19°50'18"W** a distance of **118.63** feet to a calculated point for the south corner of this easement, from which said 5/8" iron pipe found, (the aforementioned **POINT OF REFERENCE**), bears S19°50'18"W a distance of 120.82 feet;

THENCE, crossing the said W.C. Alff remainder of 25.00-acre Tract Two, the following two (2) courses:

- 3) **N37°37'02"W**, a distance of **57.57** feet to a calculated point at an angle point of this easement;
- 4) **N53°44'54"W**, a distance of **215.51** feet to the "**POINT OF BEGINNING**", and containing 0.603 of an acre of land, more or less.



Basis of Bearing:

Bearings mentioned on this easement are based on Texas Central Zone (4203), NAD'83 Texas State Plane Coordinate System (Grid), Combined Scale Factor = 0.9999216. Horizontal coordinates for City of Austin Monument No's P-27-3001 (4" brass disk found), M-26-3001 (4" brass disk found) and M-26-3002 (4" brass disk found), were used as the controlling monuments for this easement.

CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by
Landmark Surveying, LP**

Paul J. Flugel

Paul J. Flugel

Registered Professional Land Surveyor No. 5096
Senior Project Manager
Firm Registration No. 100727-00

7-22-10

Date



REFERENCES

MAPSCO 2009, Page 528-M
AUSTIN GRID NO. R-30
TCAD PARCEL ID NO.02-4250-0122

PBSJ/HarrisBranchW&WWLn/LandmarkDrawings/Easements/FieldNotes/Alff 100-footWide
TempConstEsmt-East of SH130-Rev 1.doc

FIELD NOTES REVIEWED

By: *Maya Sanders* Date *7/26/10*

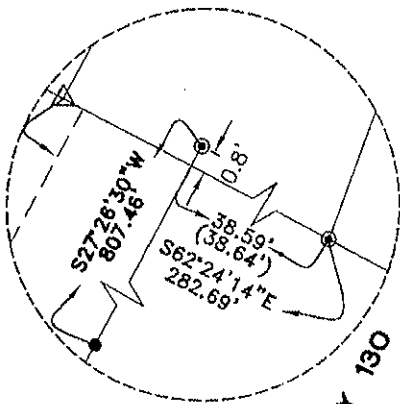
Engineering Support Section
Department of Public Works
and Transportation

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413
T.U.C.P./W.B.E./H.U.B./D.B.E.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

(SHEET 4 OF 5)

DETAIL



POINT OF BEGINNING

N 10.104.480.90
E 3,162,393.70
(GRID)

5/8" IRF
R.O.W.
566.56'

STATE HIGHWAY 130
(R.O.W. VARIES)
(N27°56'37"E 372.69')
(N27°56'37"E 372.64')
(N27°56'37"E 101.06')

PROPOSED 100' WIDE TEMPORARY
CONSTRUCTION EASEMENT
(0.603-AC)
26,264 SQ. FT.

W.C. ALFF AND WIFE,
EUNICE O. ALFF
REMAINDER OF
TRACT TWO,
[25.00-ACRES]
VOL. 5389, PG. 1806
D.R.T.C.T.
TCAD #0242500122

PROPOSED
50' WIDE C.O.A.
PERMANENT
WASTEWATER EASEMENT

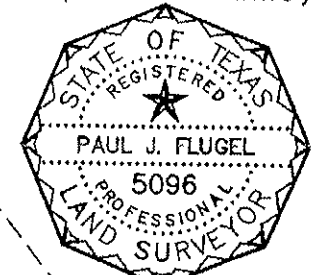
F. WILLIAM CARR, JR.
TRACT ONE
(46.21-ACRES)
VOL. 11586,
PAGE B52
R.P.R.T.C.T.

ROY A. BUTLER
((TRACT ONE,
191.14-ACRES))
VOL. 4534, PG. 165
D.R.T.C.T.

THE BUTLER FAMILY PARTNERSHIP,
LTD., a Texas limited partnership
VOL. 12271, PG. 872 R.P.R.T.C.T.

LINE TABLE

L1 937°37'02"E 7.92'
L2 N27°18'30"E 1421.59'
(N27°17'48"E 1421.79')



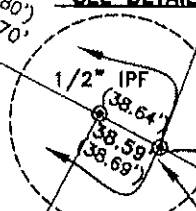
(N27°57'12"E 805.85')
(N27°56'37"E 805.97')

THE BUTLER FAMILY
PARTNERSHIP, LTD.,
A TEXAS LIMITED
PARTNERSHIP

(REMAINDER OF TRACT
FOUR, 205.14-ACRES)
VOL. 12271, PG. 872
R.P.R.T.C.T.

(REMAINDER OF TRACT
TWO, 15.00-ACRES)
VOL. 4534, PG. 165
D.R.T.C.T.

SEE DETAIL



POINT OF
REFERENCE
5/8" IRON PIPE FOUND

WINDSOR PARK, L.P., A TEXAS
LIMITED PARTNERSHIP
DOC. NO. 2007137671 O.P.R.T.C.T.
TCAD # 023450-02, 03, & 04
23.408 ACRES

1/2" ALUMINUM
TXDOT

C.I.P. NO. 4769.018

5/8" IRF
CARTER & BURGESS



SCALE 1"=100'

APPROXIMATE CL OF
GILLELAND CREEK

1/2" WITH CAP "CHAP"
STA. 1362+11.64
231.00' RT
J.D. WEAVER FAMILY LIMITED
PARTNERSHIP II TRACT THREE
(59.67-ACRES)
VOL. 12651, PAGE 477
R.P.R.T.C.T.

20' WW LINE EASEMENT
VOLUME 10768 PAGE 2101
W.C. ALFF TO CITY OF AUSTIN

379.43'

S19°50'18"W 618.88'
[S21°49'00"W 618.92']
(N27°49'E 618.92')

100' PROPOSED
CONSTRUCTION
EASEMENT

PROPOSED 50 FOOT WIDE
C.O.A. PERMANENT
WASTEWATER EASEMENT

S62°20'50"E 462.12'
(S62°14'58"E 462.28')

**SKETCH TO
ACCOMPANY
LEGAL DESCRIPTION**
(SHEET 5 OF 5)

LEGEND

- ⊙ IRON PIPE FOUND
(SIZE NOTED)
- IRON ROD FOUND
(SIZE NOTED)
- △ CALCULATED POINT
(NOT ESTABLISHED ON GROUND)
- DOC. DOCUMENT
- VOL. VOLUME
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C.T. PLAT RECORDS
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
- BREAK ON LINE (NOT TO SCALE)
- () RECORD INFORMATION PER TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MAP
- (()) RECORD INFORMATION PER VOL. 4534, PG. 165
- [] RECORD INFORMATION PER VOL. 5389, PG. 1806
- R.O.W. RIGHT OF WAY

BEARING BASIS

TEXAS CENTRAL ZONE (4203),
NAD'83 TEXAS STATE PLANE COORDINATE SYSTEM (GRID)
COMBINED SCALE FACTOR = 0.9999216

HORIZONTAL COORDINATES FOR C.O.A.
MONUMENT NO. P-27-3001 (4" BRASS DISK FOUND),
MONUMENT NO. M-26-3001 (4" BRASS DISK FOUND),
MONUMENT NO. M-26-3002 (4" BRASS DISK FOUND),
WERE USED AS THE CONTROLLING MONUMENTS FOR THIS SURVEY.

IMPROVEMENT AND UTILITIES NOTE:

VISIBLE IMPROVEMENTS AND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

Paul J. Flugel REVISED 7/22/10
PAUL J. FLUGEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096
DATE: APRIL 15, 2010



THIS SKETCH IS VALID ONLY IF IT BEARS THE ORIGINAL
SIGNATURE OF THE ABOVE SURVEYOR.

Client: PBS&J
Date: June 19, 2010
Office: MB
Crew: S.Dunn, T.Smith
F.B.: 1224/77
Disk: T:\PBSJ\Harris Branch W&WW Ln\Landmark Drawings\EASEMENTS\Harris-Branch EASEMENTS base-B.dwg
Cogo: F:\S.Dunn\4-8-10
Job No.: 372-31-04

C.I.P. NO. 4769.018

Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
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AUSTIN, TEXAS 78746
PH: (512)328-9411 FAX: (512)328-7413